



Rivett, 1 Lomatia Place

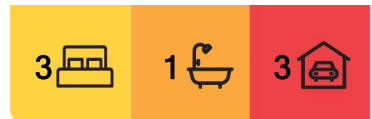
SEPARATE TITLE, FAMILY SIZED HOME

Auction Location: On-Site

AUCTION PRICE GUIDE \$639,000+

This well maintained and recently updated, separate title home has been designed with family living in mind, ensuring low-maintenance lifestyle on a large scale. Offering the utmost lifestyle advantage in the family friendly suburb of Rivett, this freestanding home enjoys a coveted northerly rear aspect and is move-in-ready for the lucky new owner.

This home is ideally positioned sharing no common walls with neighbours for ultimate privacy. You are welcomed into the home through a private front courtyard, with established rose bushes and garden beds. Designed with a generous and free flowing floor plan, this home is bathed in natural light from all angles.



For Sale
Auction

View
ljhooker.com.au/H45H5W

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EER ★★★★★



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The lower level provides a delightful open plan setting with large windows and rear courtyard embracing a coveted northerly aspect. Brand new timber floorboards stretch throughout, further brightening the space. The kitchen has been tastefully updated including electric cooktop and oven, plenty of bench and cupboard space plus a dedicated study nook all positioned to connect effortlessly with the living space. There is generous living and dining space, with floor to ceiling sliding doors that open up to refreshing breezes, beautiful sunshine and a seamless transition to the private courtyard. Fully enclosed for your convenience and peace of mind, it is the perfect haven for children, pets and private outdoor entertaining with a paved area easily covered, plus a low maintenance yard which is the perfect blank canvas, including established lemon tree.

Designed with family living in mind, accommodation is provided on the upper level by three spacious bedrooms, all with built in robes, the master especially spacious. The elevated position allows a beautiful, leafy outlook and natural light from every bedroom window. The main bathroom is also located on the upper level, updated featuring a bath and shower plus separate WC. Adjacent to the front courtyard is dedicated off-street parking for two cars, which has the provision to add a carport or garage. There is also a good opportunity to extend as the need arises.

Situated within a leafy enclave, lifestyle perks are numerous with Rivett local shops and oval just a short walk away, plus the lifestyle and amenities of Cooleman Court just a short drive. This location falls within the catchment area of the coveted Chapman Primary School, with other quality schools surrounding.

- Family sized, sun filled home
- Separate title (no body corporate!)
- New paint and timber flooring
- North facing, open plan living and dining with access to rear courtyard
- Updated kitchen with ample storage, electric cooktop & oven
- 3 bedrooms upstairs all with built in robes
- Updated bathroom with bath, shower and separate WC
- Extra powder room downstairs
- Reverse cycle heating & cooling unit downstairs
- Private front courtyard entry with garden beds and rose bush
- Rear courtyard paved areas and established lemon tree
- Dedicated off-street parking for two cars & the provision to add a carport or garage or extend (subject to planning approval)

Living size: 107m² (approx.)

Block size: 297m² (approx.)

Rates: \$2,549 p.a (approx.)

Land Tax: \$3,973 (approx.) only if rented

Land value: \$415,000 (2023)

Construction: circa 1970s

EER: 1 star

Disclaimer:

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inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	H45H5W
Property Type	House
House Size	107 m ²
Land Area	297 m ²
EER	1

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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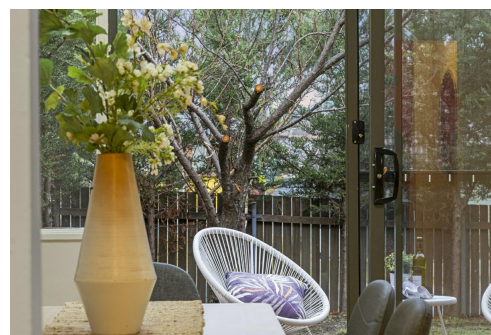
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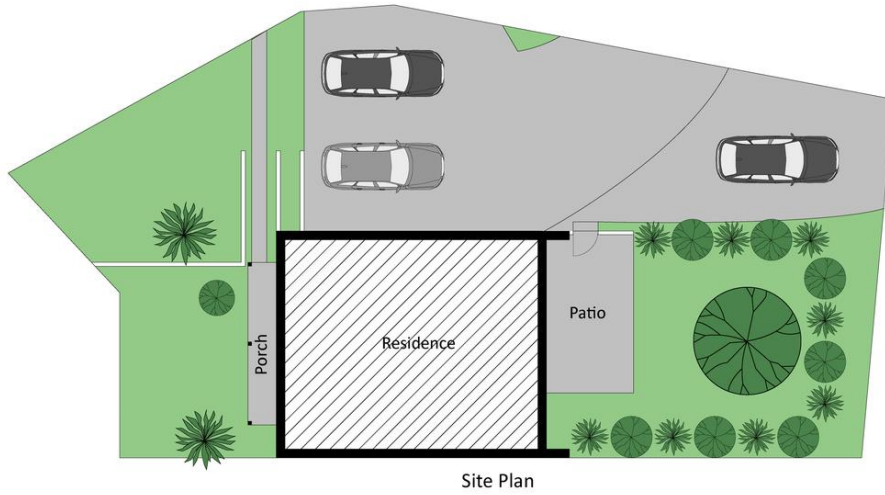
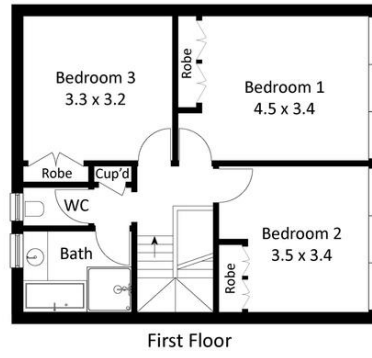
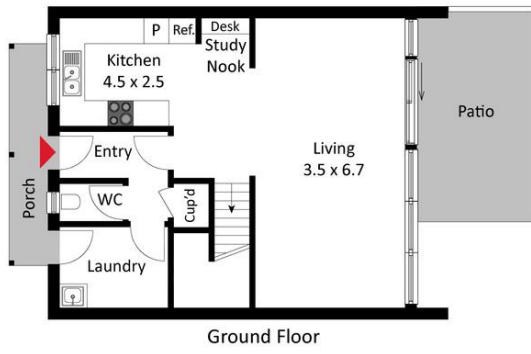
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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